



Report of:	Meeting	Date	Item No.
Leader of the Council and Garry Payne, Chief Executive	Council	8 September 2011	14

DEPOT FACILITIES FOR FUTURE OPERATIONS

1. Purpose of Report

- 1.1 To enable a new depot facility to be provided to meet the Council's future operational requirements.

2. Outcomes

- 2.1 Construction of a new central depot for the delivery of in-house services and the new waste management contractor operations.

3. Recommendations

- 3.1 That the proposed exchange of land at Solway Road, Hillhouse Business Park and land at Fleetwood Road North, Thornton, in the ownership of NPL Estates Ltd and the Council respectively, should not be pursued further.
- 3.2 That a further report be submitted to the Cabinet on other options for the provision of new depot facilities.

4. Background

- 4.1 At the Council meeting on 14 July, the following recommendations of the Cabinet were approved:
- (a) That the development of a new depot facility, be approved in principle.
 - (b) That the principle of an exchange of land at Solway Road, Hillhouse Business Park and land at Fleetwood Road North, Thornton, in the ownerships of NPL Estates Ltd and the Council respectively, to facilitate the development, be approved.

- (c) That a further report be submitted to Cabinet, on approval of the terms of the land exchange and land disposals, outlined in the report, following finalisation of the outcomes of land surveys, negotiations and title investigations.
- (d) That the arrangements for asset purchase and disposal, be approved.
- (e) That the appointment of consultants to undertake a full intrusive land survey, at an approximate cost of £17,000, be approved.
- (f) That the appointment of consultant quantity surveyors to verify initial construction costs, at an approximate cost of £4,000 (met from existing budgets), be approved.
- (g) That the appointment of consultant structural engineers, detail quantity surveyors and mechanical and electrical services engineers, at an approximate cost of £40,000, be approved.
- (h) That disbursements for planning and building regulation fees, at approximate costs of £7,700 and £3,000, be approved.
- (i) That the appointment of planning related consultants and associated consultants for traffic and environmental impact assessments, at an approximate cost of £20,000, be approved.
- (j) That the appointment of the consultants be dealt with using the exemptions to contract procedures rules that state that “exemptions may apply, regarding the appointment of consultants, including architects, engineers, quantity surveyors, solicitors, barristers and other people providing professional services”, be approved.

5. Key Issues and Proposals

- 5.1** The Council has subsequently received a full intrusive land survey report from the consultants. The report indicates that the land at Solway Road, Hillhouse Business Park, in the ownership of NPL Estates Ltd contains significant soil and groundwater contamination.
- 5.2** Any proposals to develop the land would need to include remediation measures to mitigate against the risk of contamination.
- 5.3** The cost of any remediation works, such as capping the site, had not previously been included within the construction costs for the depot building.
- 5.4** Given the extent of contamination and the significant cost of remediation it is recommended that the proposed land exchange and land disposal arrangement not be pursued further.

- 5.5** Officers are examining other potential sites for the proposed new depot. A further report will be submitted to Cabinet on future options bearing in mind the need to secure appropriate depot facilities at the earliest possible time to reflect the operation of the new waste management contract and the in-house street cleansing function from 1 April, 2012.

IMPLICATIONS	
Finance	Revised costings will be submitted as part of the report to Cabinet reflecting updated expenditure projections and proposals for financing the project.
Legal	There are no legal ramifications to the recommendations proposed in the report.
Community Safety	Any implications will be considered as part of the project management plan.
Equality and Diversity	The final build contract will conform to building regulation standards and access requirements. Workplace requirements will be met in accordance with approved policies.
Sustainability	Build quality and life expectancy will be improved. More sustainable methods of waste disposal and rain water management will be used wherever possible.
Health and Safety	The new build will result in improved standards for health and safety.
Risk Management	Lowered operational risk in an easier to manage work environment. Improved site security and lower insurance risk.
Asset Management	Development of a new key asset with reduced maintenance costs and reduced revenue requirements. More sustainable methods of operation.
Climate Change	Wherever possible, the new build will incorporate higher value insulation and have a lower carbon footprint, waste and water disposal systems, plus re-use of rain water.

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List of Background Papers:		
Name of Document	Date	Where available for inspection
Council Report	14 July 2011	Civic Centre/website